



Order Filed on January 28, 2019  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

GOLDENBERG, MACKLER, SAYEGH, MINTZ,  
PFEFFER, BONCHI & GILL  
660 New Road, Suite 1-A  
Northfield, NJ 08225  
(609) 646-0222 FAX (609) 646-0887  
Attorneys for Township of Brick (59744-10)

In Re:

**STEPHEN GIALANELLA,**

Debtor.

Case No.: 17-33781-KCF

Hearing Date: January 23, 2019

Judge: Chief Judge Kathryn C. Ferguson

Chapter: 13

### **ORDER GRANTING RELIEF FROM AUTOMATIC STAY**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby

**ORDERED:**

**DATED: January 28, 2019**

  
Honorable Kathryn C. Ferguson  
United States Bankruptcy Judge

Upon the Motion of the Township of Brick, under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the Township of Brick to sell a tax lien encumbering real property fully described as:

**Block 1106, Lot 5.05 on the Tax Map of the Township of Brick, New Jersey, a/k/a  
248 Van Zile Road, Brick, New Jersey 08723**

It is further ORDERED that the Township of Brick shall proceed with all rights and actions pursuant to the Tax Sale Law and any purchaser of such lien shall have the right to enforce such lien in accordance with the New Jersey State Law.

It is further ORDERED that the Township of Brick, purchasers of the aforementioned tax certificate, its successors or assignees, may proceed with its rights and remedies under the terms of the tax certificate and pursue its state court remedies including, but not limited to, foreclosing on tax certificate.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Stephen Gialanella  
Debtor

Case No. 17-33781-KCF  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jan 29, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 31, 2019.

db Stephen Gialanella, 246 Van Zile Rd, Brick, NJ 08724-2552

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 31, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 29, 2019 at the address(es) listed below:

Albert Russo docs@russotrustee.com

Denise E. Carlon on behalf of Creditor Ditech Financial LLC dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com

Francis J. Ballak on behalf of Creditor Township of Brick francis@gmslaw.com

Kevin Gordon McDonald on behalf of Creditor Ditech Financial LLC kmcdonald@blankrome.com,  
bkgroup@kmlawgroup.com

Peter Broege on behalf of Debtor Stephen Gialanella pbroege@bnfsbankruptcy.com,  
G1580@notify.cincompass.com

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 6